



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	20	FACE BRICK 60	0100	01	2,236	110.1030	99.37	222,191	1978	1978	0	0	26.92	73.08	STANDARD													
Exterior Wall	15	CONC BLOCK 40	1 SINGLE FAM - 100% - 0													Heated Area: 1456												
Roof Structure	03	GABLE/HIP 100														HX Base Yr												
Roof Cover	03	COMP SHNGL 100																										
Interior Wall	04	PLYWOOD 50																										
Interior Wall	05	DRYWALL 50																										
Interior Floor	14	CARPET 70																										
Interior Floor	08	SHT VINYL 30																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms	3	100																										
Bathrooms	2	100																										
Frame	02	WOOD FRAME 100																										
Stories	1.	1. 100																										
Units	0	100																										
BUD8 Adjustme	06	DIST 1D 100																										
Occupancy	00	NONE 100																										
Quality	04	Quality Level 04																										
DOR CODE	0100	SINGLE FAMILY																										
MAP NUM		MKT AREA														08												
NEIGHBORHOOD/LOC	8001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,456	100	1,456	105,734																								
FOP	280	30	84	6,100																								
FST	168	55	92	6,681																								
UCP	264	20	53	3,849																								
UGR	858	45	386	28,031																								
UST	98	45	44	3,195																								
UST	128	45	58	4,212																								
UST	140	45	63	4,575																								
TOTALS	3,392		2,236	162,377																								
EXTRA FEATURES			35172 KAREN RD, CALLAHAN																									
			BLD DATE													LGL DATE												
			XF DATE													LAND DATE												
			INC DATE													AG DATE												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES											
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	49	980												
2	0811	CONCRETE B	0	100	24	24	576.00	SF	5.20	5.20	100	1987	1987	3	54.5	1,632												
3	0940	SHEDS/PORT	0	100	8	16	128.00	SF	20.10	20.10	100	1987	1987	3	20	515												
4	0681	POLE SHED	0	100	12	24	288.00	SF	15.00	15.00	100	1985	1985	3	20	864												
6	0810	CONCRETE A	0	100	6	8	48.00	SF	6.50	6.50	100	1985	1985	3	49.5	154												
TOTAL OB/XF 4,145																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE											
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	4.78	AC		1.00	1.00	1.00	18,000.00	18,000.00	86,040											
REVIEW DATE 08/05/2021 BY TWA Total Acres: 4.78 Total Land Value: 86,040 Market: 0 Agricultural: 0 Common: 86,040 PRINTED 08/02/2023 BY SYS																												

35172 KAREN RD, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/18/2023 MLU

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2013] W22 FST=[YR=2013] W14 S12 UST=[YR=2013] S20
UST=[YR=1993] S14 BAS=[YR=1993] W20 S26 E14 FOP=[YR=1993]
S10 E28 N10 W28 \$ E42 N26 UST=[YR=1993] N8 UGR=[YR=1993] N26
W29 S34 E13 N8 E16\$ W16 S8 E16\$ W36\$ E7 N14 W7\$ E7 N20 W7\$
E14 N12\$ S12 E22 N12\$.